



Grafton Affordable Housing Trust

Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Minutes of Meeting

November 19, 2014

Present: Chairman Edward Prisby, Clerk Charles Pratt, Members Peter Adams, John Carlson and Dan Crossin. Also present: Assistant Town Planner Ann Morgan.

Chairman Prisby called the meeting to order at 7:07 p.m.

1. Discussion: "Grafton Hill" Subdivision, off North Street and Worcester Street – Westerly Side LLC – affordable housing proposal; Brian McCann

Mr. Brian McCann came forward with a new plan with added Housing Parcel approximately 3.9 acres and Open Space Area. The developer is looking for the Trust's support of the project in with the agreement to donate the 3.9 acre lot to the Trust. The lot is zoned Medium Residential (R-20). The Plan showed a schematic design of 12 units (6 duplexes) that could be built on the 3.9 acres. In addition the developer would agree to designate five (5) of the units in the proposed subdivision as affordable units. The Trust discussed the merits of the proposal as it related to the goal of developing more affordable units in Town.

Motion to direct staff to amend our previous letter of support for the development of affordable housing by way the deeding of the 3.9 acre parcel of land discussed and by the development of 5 affordable units in the Grafton Hill Subdivision proposals made by John Carlson, seconded by Peter Adams. Motion passed unanimously.

2. Action Items

a.) 32 Nelson Street

The Trust reviewed a options and general estimates to either renovate the existing structure or build new. The proposal was prepared by "Can Do" presented on 10/22/14. The property is owned by the Grafton Suburban Credit Union. The cost for the lot is \$194,000. The frontage is enough for a duplex which would provide two units. The estimated cost for the for the rehab of the existing structure is \$600,000. The estimated cost for Modular duplex is \$400,000. The Trust discussed the need for an appraisal of the property prior to further discussions.

Motion to direct staff to receive three quotes for a property appraisal not to exceed \$375.00 and to proceed with hiring an appraiser after reviewing the quotes with the Chairman made by John Carlson, seconded by Peter Adams. No further discussion. Mr. Crossin, an employee of the Grafton Suburban Credit Union who owns the property, recused himself from voting. Motion passed 4-0.

Mr. Prisby stated that he would check on land prices to see what the comparable market rate is. Members of the Trust stated their desire to take action on this time at their next meeting.

b.) Open Session Meeting Minutes – tabled.

3. New Business

Staff reviewed the new policy from the Town Administrator stating the Board and Committee meeting are to be either broadcast live or taped for rebroadcasting on GCTV. The Municipal Center has two studios – Conference Room A and the Finance Committee Room. Board and Committees should schedule meetings in these rooms going forward. Booking a different room is only an option when both studios are already reserved. Going forward the Trust meetings will now be scheduled in one of the studios when possible.

4. Old Business – None.

5. Executive Session – None.

6. Adjournment

Motion to adjourn the meeting made by Mr. Carlson, seconded by Mr. Adams. Motion passed unanimously. The meeting was adjourned at 8:17 p.m.



Charles Pratt, Clerk

EXHIBITS

- Item 1: Discussion: "Grafton Hill" Subdivision, off North Street and Worcester Street – Westerly Side LLC – affordable housing proposal
 - Correspondence from Connorstone Engineering, Inc., Grafton Hill Subdivision; dated November 12, 2015, received November 17, 2014; 9 pages.
 - Proposed Open Space usage "B"; revised October 28, 2014; prepared by Connorstone Engineering; 24" x 36", black & white; received November 17, 2014; 1 sheet.